

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
18/0499

Applicant:
Hedleys Roofing

Parish:
Westlinton

Date of Receipt:
04/06/2018 08:01:10

Agent:

Ward:
Longtown & Rockcliffe

Location:
Newtown House, Blackford, Carlisle, CA6 4ET

Grid Reference:
338922 562547

Proposal: Change Of Use Of Land And Buildings From Concrete Product Manufacturing Premises To Roofing Business Including The Siting Of A Scaffold Rack, Erection Of A Car Port And Store Together With The Formation Of A Vehicle Wash Bay (Retrospective)

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 22nd June 2018;
 2. the Location Plan received 29th June 2018;
 3. the Block Plan received 29th June 2018 (Drawing no. HCB/0618/2A);
 4. the Ground Floor Plan of Existing Storage Building received 29th June 2018);
 5. the Proposed Erection Of Car Port/ Store, Vehicle Wash and Scaffold Rack received 22nd June 2018 (Drawing no. HCB/0618/2);
 6. the Proposed Scaffold Rack received 22nd June 2018 (Drawing no. HCB/0618/3);
 7. the Noise Impact Report received 6th March 2019;
 8. the Notice of Decision;
 9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. This permission shall not be exercised by any person or company other than Hedley's Roofing Limited and Scaffolding Solutions (Carlisle) Ltd whilst operating from the property, Newtown House.

Reason: But for the special circumstances of the applicant permission

would not be forthcoming and in order to safeguard the amenity of the character of the locality in accordance with the objectives of Policy EC11 of the Carlisle District Local Plan 2015-2030.

3. The premises shall be used as a roofer's yard with ancillary storage and for no other purpose including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

4. The use of the premises hereby permitted shall not commence before 07.30 hours or remain in operation after 18.00 hours on Mondays to Fridays; before 08.00 hours or remain in operation after 17.00 hours on Saturdays; and before 09.00 hours or remain in operation after 15.00 hours on Sundays or Bank Holidays.

Reason: To prevent disturbance to the occupiers of neighbouring properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

5. There shall be no powered plant or vehicles permitted to access or work within the area between the storage shed and the western boundary.

Reason: To prevent disturbance to the occupiers of neighbouring properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

6. The height of goods and materials to be stored out with any building or structure on the site shall not exceed 1.8 metres above ground level.

Reason: To prevent disturbance to the occupiers of neighbouring properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

7. There shall be no loading or unloading of vehicles except between the hours of 08.00 hours and 17.00 hours on Mondays to Fridays; 08.00 hours or 12.00 on Saturdays; and not at all on Sundays or Bank Holidays.

Reason: To prevent disturbance to the occupiers of neighbouring properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

8. Within 3 months from the date of this permission, details of the siting, design and means of construction of an acoustic fence shall be submitted to and approved in writing by the local planning authority. Within 6 months from the date of the approved details, the acoustic fence shall be constructed and

completed in accordance the approved scheme and shall be retained thereafter.

Reason: To prevent disturbance to the occupiers of neighbouring properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 02

Appn Ref No:
18/0990

Applicant:
Mr Allen

Parish:
Brampton

Date of Receipt:
01/11/2018 13:00:48

Agent:
Hyde Harrington

Ward:
Brampton

Location:
Land to rear of Braefoot, Lanercost Road,
Brampton, CA8 1EN

Grid Reference:
353527 561281

Proposal: Demolition Of Agricultural Outbuildings; Erection Of 1no. Dwelling
Together With Additional Landscaping

Members resolved to defer consideration of the proposal in order to allow members to have sight of the additional objections received after the preparation of the committee report as well as a copy of the previous appeal decision on the site and to await a further report on the application at a future meeting of the Committee. Members also resolved to formally close the consultation period.

Deferred at Committee

Relevant Development Plan Policies

Item no: 03

Appn Ref No:
19/0149

Applicant:
Environment Agency

Parish:
Carlisle

Date of Receipt:
20/02/2019 23:01:16

Agent:
Jacobs

Ward:
Botcherby

Location:
Land at Warwick Road, Melbourne Park & Tesco,
Carlisle

Grid Reference:
341738 555735

Proposal: Carlisle Phase 1 Flood Risk Management Scheme, Consisting Of New
And Raised Flood Defences At Melbourne Park And Associated Land
Raising At The Entrance To Tesco Supermarket At The Junction With

The A69 Warwick Road

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 20th February 2019;
 2. the Landowner Notification Sheet received 20th February 2019;
 3. the Carlisle Phase 1 Site Location Plan (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0038 Rev P01) received 20th February 2019;
 4. the Carlisle Phase 1 Site Layout Plan (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0039 Rev P01) received 20th February 2019;
 5. the Figure 1.1 ZVI & Visual Analysis (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0025 Rev C03) received 20th February 2019;
 6. the Figure 1.2 Landscape & Townscape Character Areas (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0026 Rev C03) received 20th February 2019;
 7. the Figure 1.3 Environmental Designations (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0027 Rev C03) received 20th February 2019;
 8. the Figure 1.4 Landscape Masterplan Sheet 1 of 3 - Overview Plan (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0035 Rev C04) received 20th February 2019;
 9. the Figure 1.5 Landscape Masterplan Sheet 2 of 3 - South (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0036 Rev C05) received 20th February 2019;
 10. the Figure 1.6 Landscape Masterplan Sheet 3 of 3 - North (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0037 Rev C05) received 20th February 2019;
 11. the Carlisle Phase 1 Melbourne Park General Arrangement Plan (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0043 Rev P01) received 20th February 2019;
 12. the Carlisle Phase 1 Melbourne Park Drawdown Structure Extension (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0044 Rev P01) received 20th February 2019;
 13. the Carlisle Phase 1 Melbourne Park Eastern Embankment Long Section Sheet 1 of 2 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0045 Rev P01) received 20th February 2019;
 14. the Carlisle Phase 1 Melbourne Park Eastern Embankment Long Section Sheet 2 of 2 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0046 Rev

- P01) received 20th February 2019;
15. the Carlisle Phase 1 Melbourne Park Eastern Embankment Cross Sections Sheet 1 of 2 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0047 Rev P01) received 20th February 2019;
 16. the Carlisle Phase 1 Melbourne Park Eastern Embankment Cross Sections Sheet 2 of 2 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0048 Rev P01) received 20th February 2019;
 17. the Carlisle Phase 1 Melbourne Park Western Embankment Long Section Sheet 1 of 2 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0049 Rev P01) received 20th February 2019;
 18. the Carlisle Phase 1 Melbourne Park Western Embankment Long Section Sheet 2 of 2 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0050 Rev P01) received 20th February 2019;
 19. the Carlisle Phase 1 Melbourne Park Western Embankment Cross Sections Sheet 1 of 2 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0051 Rev P01) received 20th February 2019;
 20. the Carlisle Phase 1 Melbourne Park Western Embankment Cross Section Sheet 2 of 2 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0052 Rev P01) received 20th February 2019;
 21. the Carlisle Phase 1 Melbourne Park wall Raising Elevation & Sections (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0054 Rev P01) received 20th February 2019;
 22. the Phase 1 Tesco Entrance General Arrangement (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0053 Rev P01) received 20th February 2019;
 23. the Environmental Action Plan (version 3) received 20th February 2019;
 24. the Carlisle Flood Risk Management Scheme Phase 1 (Environmental Report - Part 1: Main Report) received 20th February 2019;
 25. the Tree Survey Report (November 2018) received 20th February 2019;
 26. the Carlisle Phase 1 Tree Survey Sheet 1 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0029 Rev 01) received 20th February 2019;
 27. the Carlisle Phase 1 Tree Survey Sheet 2 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0030 Rev 01) received 20th February 2019;
 28. the Carlisle Phase 1 Tree Survey Sheet 3 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0031 Rev 01) received 20th February 2019;
 29. the Carlisle Phase 1 Tree Survey Sheet 4 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0032 Rev 01) received 20th February 2019;
 30. the Carlisle Phase 1 Tree Survey Sheet 5 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0033 Rev 01) received 20th February 2019;
 31. the Carlisle Phase 1 Tree Survey Sheet 6 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0034 Rev 01) received 20th February 2019;
 32. the Tree Protection Plan Sheet 1 of 6 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0054 Rev 01) received 20th

- February 2019;
33. the Tree Protection Plan Sheet 2 of 6 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0055 Rev 01) received 20th February 2019;
 34. the Tree Protection Plan Sheet 3 of 6 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0056 Rev 01) received 20th February 2019;
 35. the Tree Protection Plan Sheet 4 of 6 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0057 Rev 01) received 20th February 2019;
 36. the Tree Protection Plan Sheet 5 of 6 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0058 Rev 01) received 20th February 2019;
 37. the Tree Protection Plan Sheet 6 of 6 (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0059 Rev 01) received 20th February 2019;
 38. the Stage 1 Habitats Regulations Assessment (Version: Final 14/02/2019) received 20th February 2019;
 39. the Stage 2 Habitats Regulations Assessment (Version: Final 14/02/2019) received 20th February 2019;
 40. the Carlisle Phase 1: Flood Risk Management Scheme (Stage 1 Preliminary Assessment: Noise & Vibration) received 20th February 2019;
 41. the Carlisle Phase 1: Flood Risk Management Scheme (Planning Statement February 2019) received 20th February 2019;
 42. the Carlisle Flood Defence Scheme - Phase 1 (Stage 1 Preliminary Geoenvironmental Assessment Version 2) received 20th February 2019;
 43. the Carlisle Phase 1: Flood Risk Management Scheme (Traffic & Transport Assessment Document Version 2) received 20th February 2019;
 44. the Carlisle Phase 1: Flood Risk Management Scheme (Preliminary Water Framework Directive Compliance Assessment Final Version) received 20th February 2019;
 45. the Carlisle Phase 1: Flood Risk Management Scheme (Design & Access Statement - February 2019) received 20th February 2019;
 46. the Carlisle Flood Risk Management Scheme Phase 1 (Arboricultural Method Statement - February 2019) received 20th February 2019;
 47. the Carlisle Flood Risk Management Scheme Phase 1 (Landscape & Visual Impact Assessment Version 3) received 20th February 2019;
 48. the Carlisle Phase 1 Flood Risk Management Scheme (Ecological Assessment Report - Version 2.0) received 20th February 2019;
 49. the Carlisle Flood Risk Management Scheme Phase 1 (Flood Risk Assessment - 7th February 2019) received 20th February 2019;
 50. the Melbourne Park Phase 1 Habitat Mapping (drawing ref ENV0000495C-CH2-000-A00-DR-EN-0012 Rev C.02) received 20th February 2019;
 51. the Great Crested Newt Habitat Suitability Index & Environmental DNA Test Results: Carlisle (document ref ENV0000495C-CH2-000-A00-RP-EN-0004 Rev 10) received 20th February 2019;
 52. the Environment Agency North West Package C Bat Tree Roost Survey Report: Carlisle (Phase 1) (October 2018) received 20th February 2019;

53. the Carlisle Phase 1 FRMS Heritage Statement (February 2019) received 20th February 2019;
54. the Cumbria Biodiversity Data Centre: Non-Statutory Sites Search received 20th February 2019;
55. the Notice of Decision; and
56. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Within three months of construction works commencing, full details of the proposed replacement landscaping, including a phased programme of works, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved following the completion of the development or in accordance with a programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first ten years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policies GI6 and SP6 of the Carlisle District Local Plan 2015-2030.

4. The existing trees to be retained shall be protected during construction works in accordance with the details contained in the Tree Survey Report (dated November 2018 and received on 20th February 2019) and the Tree Protection Plans - Sheets 1 to 6, received 20th February 2019.

Reason: To ensure that the existing trees to be retained are protected during construction works, in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

5. The development shall be undertaken in strict accordance with the mitigation measures contained within the Environmental Report (dated February 2019 and received 20th February 2019); the Ecological Assessment Report (Version 2, dated 12th February 2019 and received 20th February 2019); and the Stage 1 and Stage 2 Habitats Regulations Assessments (received 20th February 2019).

Reason: To ensure that the proposal does not have an adverse effect on ecology/ biodiversity, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

6. No development shall commence until a construction Surface Water Management Plan has been agreed in writing with the Local Planning Authority.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

7. The works shown on the submitted plans shall as far as it interacts with or is

located on Highway shall be designed, constructed, drained and lit to a suitable standard. In this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

8. Development shall not be begun until a Construction Method Statement including details of all on-site construction works, post-construction reinstatement, drainage, mitigation, and other restoration, together with details of their timetabling has been submitted to and approved by the Local Planning Authority and shall include measures to secure:

- formation of the construction compounds and access tracks and any areas of hardstanding;
- cleaning of site entrances and the adjacent public highway;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- post-construction restoration/reinstatement of the working areas.

The Construction Method Statement shall be carried out as approved.

Reason: To minimise the impact of the development on the highway network during the construction phase.

9. Development shall not be begun until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of:

- the construction of the site access and the creation, positioning and maintenance of associated visibility splays;
- access gates will be hung to open away from the public highway no less than 5m from the carriageway edge and shall incorporate appropriate visibility displays;
- proposed accommodation works and where necessary a programme for their subsequent removal and the reinstatement of street furniture and verges, where required, along the route;
- details of proposed crossings of the highway verge;
- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- the scheduling and timing of movements, temporary warning signs and banksman.

Development shall be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the impact of the development on the highway network during the construction phase.

10. Prior to construction works commencing that affect United Utilities assets, a method statement must be submitted to the Local Planning Authority and approved in writing detailing the measures to protect United Utilities assets during:

- the site investigation work;
- the construction and decommissioning phases; and
- the future day to day operation and maintenance of the scheme.

This must include proposals for reinforcements of any crossing points to ensure United Utilities assets are protected from heavy loads during and after construction. The approved method statement shall be in line with United Utilities' document 'Standard Conditions for works adjacent to pipelines'.

Reason: To ensure a satisfactory form of development and to afford appropriate protection of infrastructure that crosses the site.

11. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

12. No clearance of vegetation shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 04

Appn Ref No:
19/0018

Applicant:
Mr K Pietruszka

Parish:
Carlisle

Date of Receipt:
11/01/2019

Agent:

Ward:
Stanwix Urban

Location:
8 Knowe Park Avenue, Carlisle, CA3 9EJ

Grid Reference:
340096 557440

Proposal: Erection Of Two Storey Side And Single Storey Rear Extension To Provide Office, Utility, WC And Kitchen On Ground Floor With 1no. Bedroom And Bathroom Above (Revised Application)

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 11th January 2019;
 2. the site location plan received 21st February 2019 (Drawing No.0001);
 3. the proposed block plan received 21st February 2019 (Drawing No.PA004F);
 4. the proposed floor plans received 19th March 2019 (Drawing No.PA005G);
 5. the proposed elevations received 19th March 2019 (Drawing No.PA006G);
 6. the Notice of Decision; and
 7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety. To support Local Transport Plan Policies LD7 and LD8.

Relevant Development Plan Policies

Item no: 05

Appn Ref No:
18/1037

Applicant:
F Scott Builders

Parish:
Brampton

Date of Receipt:
19/11/2018

Agent:
PFK Planning

Ward:

Location:
Former Brampton Infant School Lunch Hall, Moat Street, Brampton, CA8 1UJ

Grid Reference:
353184 561314

Proposal: Conversion Of Former Brampton Infant School Lunch Hall To 1no. Dwelling With Partial Demolition And Reconstruction Of Frontage To Form Off Street Parking (Part Retrospective)

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form, received 19 Nov 2018;
 2. the Location Plan, received 19 Nov 2018;
 3. the Proposed Site Plan, received 26 Mar 2019;
 4. the Proposed Floor Plan (Dwg No. 504 Rev B), received 9 Apr 2019;
 5. the Proposed Front, Side and Rear Elevations and Floor Plans (Dwg No. 501), received 6 Mar 2019;
 6. the Planning Statement, received 19 Nov 2018;
 7. the Contamination Statement, received 19 Nov 2018;
 8. the Heritage Statement, received 8 Apr 2019;
 9. the Level 2 Historic Building Recording Survey, received 8 Apr 2019;
 10. the Notice of Decision; and
 11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. Prior to the carrying out of any construction work, the building affected by the proposed development shall be recorded in accordance with a Level 2 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction works, a digital copy of the resultant Level 2 Survey report shall be furnished to the Local Planning Authority.

Reason: To ensure that a permanent record is made of the building of architectural and historic interest prior to its alteration as part of the proposed development.

3. The Timber vertically opening sash windows, as shown on the proposed elevation plan (Dwg no. 501, received 6 Mar 2019), shall to be slim double glazed windows with glazing of no more than 4/10/4 and with a central structural glazing bar. Externally the glazing to be held in place by a proprietary putty fillet (timber fillet not to be used). All windows to be set back at least 100mm from the face of the window.

Reason: To safeguard and preserve the special architectural and historic interest of the listed building, and to ensure compliance with Policies HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

4. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety and to support Local Transport

Plan Policies: LD7, LD8.

5. The property shall not be occupied until the aco drain, as shown on the proposed site plan (Dwg No. 501 Rev C, received 26 Mar 2019) is installed.

Reason: In the interests of road safety and to support Local Transport Plan Policies: LD5, LD7, LD8.

6. No work associated with the construction of the frontage hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no additional windows shall be inserted on the east or south elevations of the frontage of the building without the prior consent of the Local Planning Authority.

Reason: To ensure compliance with Policies SP6, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 06

Appn Ref No:
18/0620

Applicant:
Mr Foster

Parish:
Kingwater

Date of Receipt:
06/07/2018 13:00:47

Agent:
Robson & Liddle (Rural)
Limited

Ward:
Irthing

Location:
Desoglin, West Hall, Brampton, CA8 2BP

Grid Reference:
357825 567801

Proposal: Erection Of A 16,000 Bird Poultry Unit And Packing Area With 2no. Feed Hoppers

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 19th October 2018;
 2. the site location plan received 4th October 2018 (scale 1:5,000);
 3. the block plan received 19th October 2018 (scale 1:10,000)
 4. the proposed site plan received 4th October 2018 (scale 1:2,500);
 5. the roaming area plan received 4th October 2018 (scale 1:3,500);
 6. the proposed floor plan received 6th July 2018 (Plan No.3);
 7. the proposed side elevations received 6th July 2018 (Plan No.1, Ref F002A);
 8. the proposed front and rear elevations received 6th July 2018 (Plan No.1, Ref A007A)
 9. the design and access statement received 19th October 2018;
 10. the additional information statement received 19th October 2018;
 11. the supporting planning statement received 24th July 2018;
 12. the swept path analysis received 6th September 2018 (Document Reference 12962-001);
 13. the surface water drainage design calculations received 20th September 2018;
 14. the tree survey received 4th October 2018 and plan received 19th October 2018;
 15. the ecological assessment received 19th October 2018;
 16. the transport statement received 19th October 2018;
 17. the SCAIL data sheets received 19th October 2018;
 18. the Ammonia Assessment received 4th March 2019;
 19. the Notice of Decision; and
 20. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The development shall not commence until visibility splays providing clear visibility of 215 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety. To support Local Transport Plan

Policies LD7 and LD8.

4. The surfacing of the access road shall extend for at least 10m inside the site, as measured from the highway boundary prior to the use first being commenced. The access road (including the width of the road) shall be constructed in accordance with full details and a specification approved by the Local Planning Authority.

Reason: In the interests of highway safety. To support Local Transport Plan Policies LD5, LD7 and LD8.

5. Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved before development commences and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety. To support Local Transport Plan Policies LD7 and LD8.

6. The development permitted by this planning permission shall be carried out in accordance with the measures outlined in the additional information statement received 19th October 2018 to prevent noise, odour, vermin and flies from operation site.

Reason: In order to ensure that the works do not cause a statutory nuisance in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies